

# CITY ZONING PLAN NOW TO BE DISCUSSED WITH THE PUBLIC

## First Hearing on Proposed Restrictions to Be Held Next Week—Section South of 23d Street to Be Considered from All Angles

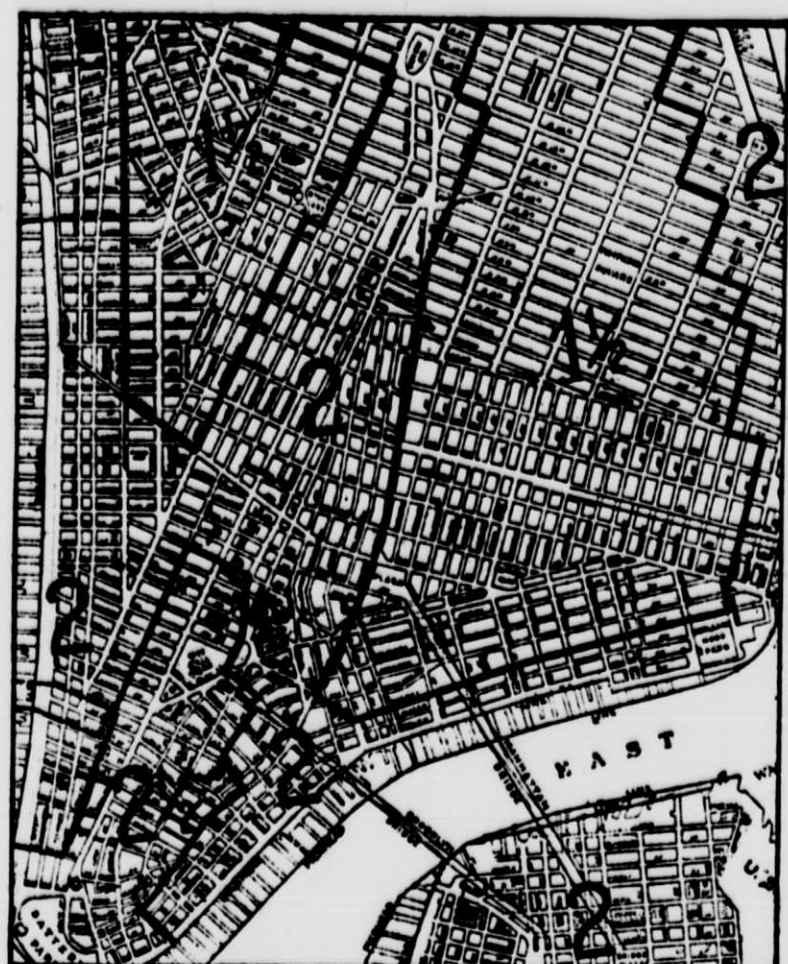
The Commission on Building Districts and Restrictions will hold its first public hearing, required by law, on its tentative report in City Hall on Monday, March 27. Although the first session of the commission will be devoted particularly to that part of Manhattan below Twenty-third street, considerations affecting the whole borough will be heard.

The two waterfronts, the financial district and the central loft district are all in the unrestricted district. The proposed East Side is indicated as a business district. Some of the streets in the Chelsea section are restricted to residential purposes, while others are indicated as business streets. A large portion of the Washington Square area and Greenwich Village sections are protected either against factories or against both factories and business.

The downtown office district below Leonard street and between Trinity place and Church street on the west and Lafayette, Sixth and Pearl streets on the east, is restricted to a height limit of two and a half times the street width. The warehouse districts on both waterfronts and the manufacturing loft and business district in the central portion of the island are restricted to a height limit of two times the street width. The residential sections on the lower East Side, Greenwich Village, Washington Square and Chelsea have all been subjected to a height limit of one and a half times the street width.

For the purpose of computing the height limit no street is considered as having a width of less than fifty feet or more than 100 feet. The limitation applies in each case to the height of the street wall. Back of the street wall the building may be built higher, but not beyond the line formed by the extension of a line drawn from the center of the street to the limiting height of the street wall. This permits the construction of mansards or of vertical walls provided they are set back in a prescribed ratio so as to keep within setback provisions. It will allow any height of building back of the street line that will not interfere with the prescribed angle of light. Towers covering not over 25 per cent. of the lot and unlimited as to height are permitted in all the height districts throughout the city, provided they conform to certain regulations. In the one and a half times district on a sixty foot street the buildings can go up 150 feet, or about twelve stories; at the building line, and on a setback of twelve feet at that height, can go up five stories higher. On a 100 foot street buildings can go up 200 feet, or about twenty stories. With a setback of twelve feet they could go up five stories higher.

In the two times district on a sixty foot street the buildings can go up 120 feet, or about ten stories. With a twelve foot setback they can go up four stories higher. In the one and a half times district on a sixty foot street buildings can go up ninety feet, or about eight stories. With a twelve foot setback they can go up three stories higher. In the two times district on a 100 foot street buildings can go up 200 feet, or about sixteen stories. In the one and a half times district on a street of the same width they can go up 150 feet, or about twelve stories. With a twelve foot setback they can go up three stories higher. The only difference between the area provisions of the "A" and "B" districts is with reference to the court-



These are the plans for height limitation and property use for lower Manhattan. The above maps represent the district south of Twenty-third street. On the left the area is divided to indicate the height to which buildings may be erected. The numerals mean the



times the width of the fronting street to which a structure may rise. In the other map the dots mean that streets are unrestricted as to use. The black lines indicate retail business permitted, showrooms and the like. Streets with no markings are reserved for residential purposes, apartments or dwellings.

## To Head Great Forward to the Land Movement

Continued from Third Page.

ings to working people. No matter if the land is good, failure almost inevitably follows because of the unfortunate marketing facilities. Recognizing the truth of these facts they advise people of small means to buy land only where there are at least fifty similar holdings and where there is an agricultural instructor and market expert to show them how to treat their combined properties as a business unit, they own their own land and can cooperate in the management. The league stipulates that there must be the new type of rural school, with its ten acres for school garden and an auditorium for social activities of the adults. Dr. P. P. Claxton, Commissioner of Education at Washington, sends a map from that department to organize this school. A. E. Roberts of the International Y. M. C. A. sends a rural Y. M. C. A. secretary. Dr. L. S. Fisher of Foreign and Insular Quarantine and Immigration, United States Public Health and Marine Hospital Service, sends an engineer from that department for the sanitary survey. Dr. Myron T. Souder, University of Virginia and principal of Souder School for girls, a recognized authority on rural recreation, will make the survey for recreation grounds. Business men in several States already announce their willingness to finance colonization projects according to the standard recommended by the league.

When colony groups are assembled in any State according to this standard Dr. Carver will spend a few weeks with them, organizing and getting them adjusted to their new environment. He says: "The work inaugurated through this league appeals to me for several reasons. In the first place it begins at the beginning and tries to select people

who are fitted to make the change from urban to rural life. In the second place it provides for some preliminary training and education in preparation for their new work. In the third place it provides a means of selecting suitable land and serves as a shock absorber between the unskilled buyers and the organized and skilful sellers of land, thus protecting the buyers against the land sharks. In the fourth place it follows up the settlers and gives them the interested advice and help in getting adjusted to their new environment. Finally it plans to settle them in organized communities instead of settling them in separate and isolated units."

**RENTING IN THE COUNTRY.**  
H. Goldschmidt has leased at Lawrence, L. I., for Mrs. Lottie Strasser, her house on Central avenue to Edward K. Kern, and at Cedarhurst, for Mrs. Josephine A. Craft, her house on Summit avenue, to A. Altshuler.

**BUSINESS SPACE RENTED.**  
The Charles F. Noyes Company has leased for five years the double store at 102-104 Fulton street to A. C. De Salvo. This lease completes the rental of the building. The Noyes company has also leased the eighth floor at 64-68 Fulton street for the Fisher Press; the easterly portion of the second floor of 30-32 Ferry street to Garden & Berg; a floor at 46 West street to the Serbian Daily Herald Publishing Corporation, and the second floor of 81 Mulden lane to Weber & Jones.

## FLATS AND SITES FIND NEW OWNERS

Manhattan Trading Quiet—Bronx Property in Better Demand.

**BLECKER STREET.**—Crist & Herrick have sold for Harriet A. Brady the northeast corner of Blecker and Christopher streets, known as 325 to 331 Blecker street, consisting of two story and store buildings on lot 16.2x97.8.

**WEST 18TH STREET.**—Crist & Herrick have sold for Joseph H. Gilman the five-story apartment at 251 West Eighteenth street to a client for investment.

**CONCOURSE.**—The Sterling Realty Company, J. Schwartz, president has sold to Spear & Son the plot 33x178 on the southwest corner of the Concourse and 1834 street, extending to Croton avenue. The site will be improved with three five-story apartment houses, with stores, from plans by George F. Pelham.

**LONGFELLOW AVENUE.**—Thornton Bros. Company has purchased from the Henry Morgenthau Company three five-story flats, at 1157, 1161 and 1165 Longfellow avenue, each on plot 38x91. In part payment the buyer gave a vacant plot 34x100, west side of Webster avenue, 137 feet north of 165th street, and 80x100 on the west side of Webster avenue, 125 feet south of St. Paul's place.

**WALTON AVENUE.**—Samuel Cowen has sold 625 Wales avenue, northwest corner of 151st street, a six-story apartment, on plot 65x105, for the Polatsky-Spencer Realty Company to an investor.

**THIRD AVENUE.**—F. Mucha has sold the four-story tenement with stores, on plot 27x125, at 349 Third avenue, to Mrs. Ellen Hahn, who gave in part payment the dwelling at 23 East 150th street, on lot 18x100.

**SEABLY PLACE.**—Marin Sattena has sold the plot, located on the east side of Seabury place, 100 feet north of 172d street, to the Martin Construction Company (Rubin and Marcus), who will erect a five-story apartment.

**FLATFISH APARTMENTS SOLD.**  
John L. Clark has bought from the Hoyt Construction Company the new four-story apartment houses, on plots 76x100 and 64x100, at the northeast corner of Woodruff avenue and St. Paul place. The Hoyt company also has sold the two adjoining houses on Woodruff avenue to Anna Edgar Donald and the Freedman Mortgage Corporation respectively. The four buildings were completed last November and are now fully rented.

James B. Fisher has sold 185 feet north of Beverly road, on plot 60x100, for Elizabeth H. Hertz. Also, 185 feet north of Beverly road, a detached residence, 185 feet north of Beverly road, on plot 60x100, for Elizabeth H. Hertz.

L. P. Brauns has sold for Jacob J. Kilm to a builder, to be improved by apartment houses, a plot 60x100, on the north side of Seabury street, 511 feet west of Fifth avenue.

The Sunnycross Realty Company has sold for Miss Eleanor F. Clarke seven lots on the east side of Fifth avenue, between Eighty-second and Eighty-third streets, Bay Ridge, to an investor.

Frank A. Seaver & Co. have sold the one-family detached house at 8297 Ridge Boulevard for William Meyer to a client for occupancy.

The Buley & Horton Company has sold for Miss Laura Hall 1411 Dean street, a four-story dwelling, to a buyer for occupancy.

**TRADING AT THE SEASHORE.**  
C. Taus & Sons have sold at Rockaway for Freda Stacker two cottages on the south side of Elizabeth avenue, west of Wave Crest avenue, to Andrew J. Kenny, and for Mr. Kenny four lots on the north side of Elizabeth avenue, east of Wave Crest avenue, to a buyer who will construct two cottages.

**HIGH FLAT FOR BROOKLYN.**  
A nine-story apartment house, estimated to cost \$150,000, will be erected at the corner of Henry and Pierrepont streets, on plot 45x100, Ulrich & Homan are engaged on plans for the Eighty-two Pierrepont Street Corporation, A. Mizde, president.

**LEASES RIVERDALE PLACE.**  
The Deland estate has leased for a term of years to Ivy Lee the residence with surrounding acreage, of Archibald D. Russell, at Riverdale-on-Hudson. The residence and grounds are being improved.

# COUNTRY HOME DESIGNS DUE ON NEXT SUNDAY

Competition Closes at Midnight on March 26—Contestant Wants to Know How Porch Is to Be Figured

One more week remains before THE SUN will call for the designs to be submitted in the country home competition. In other words, according to the programme, all designs must be delivered by midnight next Sunday, March 26, at THE SUN office, 100 Nassau street. In fairness to all contestants no drawing offered after that time will be accepted. The week following next Sunday will be given to hanging the designs submitted and to selecting from them the four for which prizes will be awarded. After the jury, consisting of Eurt L. Fanner, John Russell Pope and Brock Trowbridge, have made their selections and finished with the drawings THE SUN will be glad to have the contestants and their friends view the results of the competition. Announcement will be made later on of when and where the drawings may be seen.

Announcement of the winners of the competition prizes will be made on Sunday, April 2, at which time the design for which the capital prize will be awarded will be reproduced. Other prize winners will be reproduced on following Sundays along with a number of the designs which the jury may indicate to have good suggestions. The plan of THE SUN at this time is to reproduce about fifty of the designs and the descriptions prepared by the designers.

One competitor submitted the question during the last week, "Is the cost of the porch to be included in the \$4,500?" The answer is "Yes." It is to be included in the cost of the dwelling, but its cubage is to be taken at one-fourth of the actual contents in figuring the contents and the cost. In other words, a porch twenty feet long, ten feet wide and ten feet high would have a total of 2,000 cubic feet of contents. As figured in the competition, however, it would be considered as 500 cubic feet. In that case a house of 27,500 cubic feet with a porch of 2,000 cubic feet would come within the limit of 28,000 cubic feet of contents established by the programme. Many drawings are made directly on Bristol board instead of on paper and then mounted? another competitor asks. Again the answer is "Yes." It is entirely satisfactory and acceptable. A stiff backing for the drawings is required not only because of the greater ease with which designs can be handled, but because it insures better protection for the drawings as well. Many designs submitted represent long hours of serious application and splendid work. THE SUN would not care to undertake responsibility for them if submitted in such manner that they might easily be damaged.

# THE SUN'S COUNTRY HOME COMPETITION

**\$500 in Four Prizes Offered to Draughtsmen for Plans of House to Cost Not More Than \$4,500**

**DRAUGHTSMEN:** THE SUN invites you to take part in a competition for floor plans and perspective for a country house which can be built at a cost of not more than \$4,500. All designs submitted will be judged by a competent jury of professional men, and for the four designs selected by them as having the best qualities, judged from the terms of the competition, THE SUN will award prizes as follows:

**First Prize - \$250** **Second Prize - \$150**  
**Third " - 50** **Fourth " - 50**

This competition is intended to provide a means for young draughtsmen to express their ideas regarding modern country home planning. It is the hope of THE SUN that through the expression of such ideas, gained from a study of present day requirements, a type of modern country home may be evolved which will answer the demand for a combination of attractiveness, comfort, stability and efficiency, all at reasonable cost.

No designs will be accepted from practising architects. In other words, this competition is limited to men and women employed as draughtsmen and draughtswomen in architects' offices. It is further limited to employees of firms whose offices are within the boundaries of Greater New York, Long Island, Westchester county, N. Y.; Hudson, Bergen; Morris, Essex, Passaic, Union, Middlesex and Monmouth counties, N. J., and Fairfield county, Conn., and the students of all architectural schools within these boundaries; students of the Society of Beaux Arts, New York city, and of the architectural schools of Columbia College, University of Pennsylvania, Harvard and Cornell universities and the Massachusetts Institute of Technology.

**Terms of the competition are:**  
**FIRST.**—The design must be for a two story and cellar all the year house. An attic may be included if desired. The building must be one that can be erected, exclusive of cost of land, in the suburban district of New York, for a cost not to exceed \$4,500. It is assumed to have not more than 28,000 cubic feet of contents from the cellar floor. Included in the cost must be all charges for a complete building except for lighting fixtures and decorations. Plumbing fixtures, heating plant and wiring for lighting must be included.

**SECOND.**—For the purposes of this competition the plot on which this house is to be erected is assumed to be level and of an area 100x100 feet. It is assumed that the ground is free of rock and can be excavated at the usual cost for such work.

**THIRD.**—No limit is placed on the area of the structure and the materials to be used in construction except those of cost and size of plot.

**FOURTH.**—It is assumed that the house designed will be for the use of three adults, two children and one servant.

**FIFTH.**—All drawings shall be rendered in pen and ink and shall consist of a plot plan drawn to a scale 1-16 of an inch to a foot; a perspective of the front of the house drawn to a scale 1-4 of an inch to a foot on the nearest corner and plans of both floors drawn to a scale 1-8 of an inch to a foot. All drawings must be mounted on cardboard.

**SIXTH.**—The plot plan must indicate the position of the house on the plot. For this purpose it is assumed that there are three adjoining plots each 100x100 in size, any two of which are assumed to be built on already. The competitive plan must show the proposed improvement of the third plot and its relation to the other two. This block plan must show approaches, paths, garage and garden details of one of them. Floor plans and perspective are to be of sufficient detail that finished plans can be made from them.

**SEVENTH.**—All plans are to remain the property of the various contestants, but THE SUN reserves the right to publish any or all of them without further compensation than has been stated above. Plans are to be returned to competitors as soon after the close of the competition as practicable. THE SUN will take reasonable care of all drawings, but will not be responsible for any drawings lost or damaged.

**EIGHTH.**—This competition is to be closed at midnight, March 26. All competitive drawings must by that time be received at the office of THE SUN, 150 Nassau street, New York city.

**NINTH.**—All designs are to be signed by a character selected by each competitor. Accompanying all drawings must be sealed envelopes containing full name and character mark of each competitor; name and address of office in which he or she is employed or the school at which the competitor is studying, and the following form signed by the full name of the competitor:

I (we) affirm that the design and plan submitted by me (us) in this, The Sun's Country Home Competition, are of my (our) own original conception, and have not been adapted or copied from any other design or plan.

Signature, .....

**TENTH.**—Each competitor must submit with his drawings a description of his building, materials, &c., the description to be limited to not more than 500 words.

Judges of this competition will be asked to base their awards on the fitness of the design to the material employed, the adaptability of the design, the excellence of the plan and the possibility of production within the allowed amount.

## Mountain Lakes Centre of Home Building and Civic Progress in North New Jersey

Mountain Lakes, N. J., is now the scene of a busy building campaign and new dwellings are being erected in all sections of the property. Home-schooners have been actively buying all new and residences at Mountain Lakes Residential Park, situated in the Kittatinny Mountains in northern New Jersey. The park contains more than 1,000 acres and is laid out with wide boulevard and interesting roads.

houses in the park ranging in price from \$5,000 to \$25,000. The dwellings now in course of construction will be ready for occupancy within a few weeks. The latest feature of the colony is a new department, incorporated in Morris county. W. H. Lewis has been appointed chief of the department, with Arthur T. Dichter and W. C. B. Griffith as assistants. It will consist of more than thirty members. The new apparatus, which consists of a residential automobile

engine, will be housed in a large garage on Myrtle Drive, near the Delaware, Lackawanna and Western station at Mountain Lakes. An electric siren will be placed upon the garage, which will act as an alarm. The apparatus can be run to any part of Mountain Lakes in a very few minutes. There are a number of hydrants installed throughout Mountain Lakes Residential Park.

All the residents of Mountain Lakes are much enthused over the idea of having a fire department and several hundred recently attended the meeting of the fire company at which John A. Kenny was elected president. William T. Helweg secretary and H. K. Cramer treasurer.



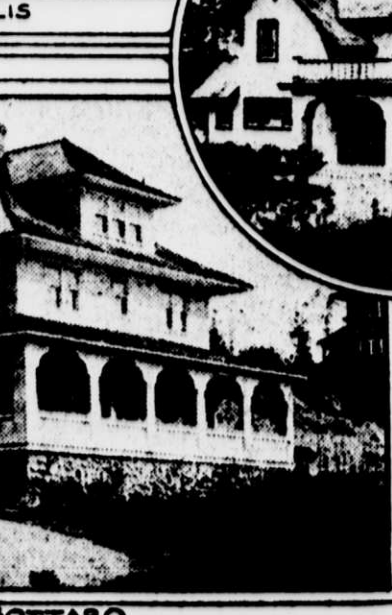
FREDERICK J. ELLIS



T. B. SPENCER



DR. G. BOTTARO



MRS. E. C. STEWART